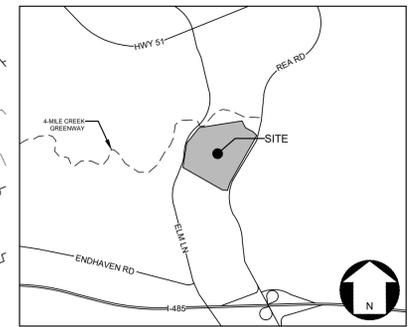


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VICINITY MAP
NOT TO SCALE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	EXIST. PROPERTY BOUNDARY TO BE REMOVED
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	EXISTING ASPHALT TO BE REMOVED
	ROAD CENTERLINE
	EXISTING FENCE
	FEMA 100-YR FLOODPLAIN
	FEMA COMMUNITY ENCROACHMENT
	FEMA FLOODWAY
	POSSIBLE WETLANDS/STREAMS
	EXISTING TREELINE

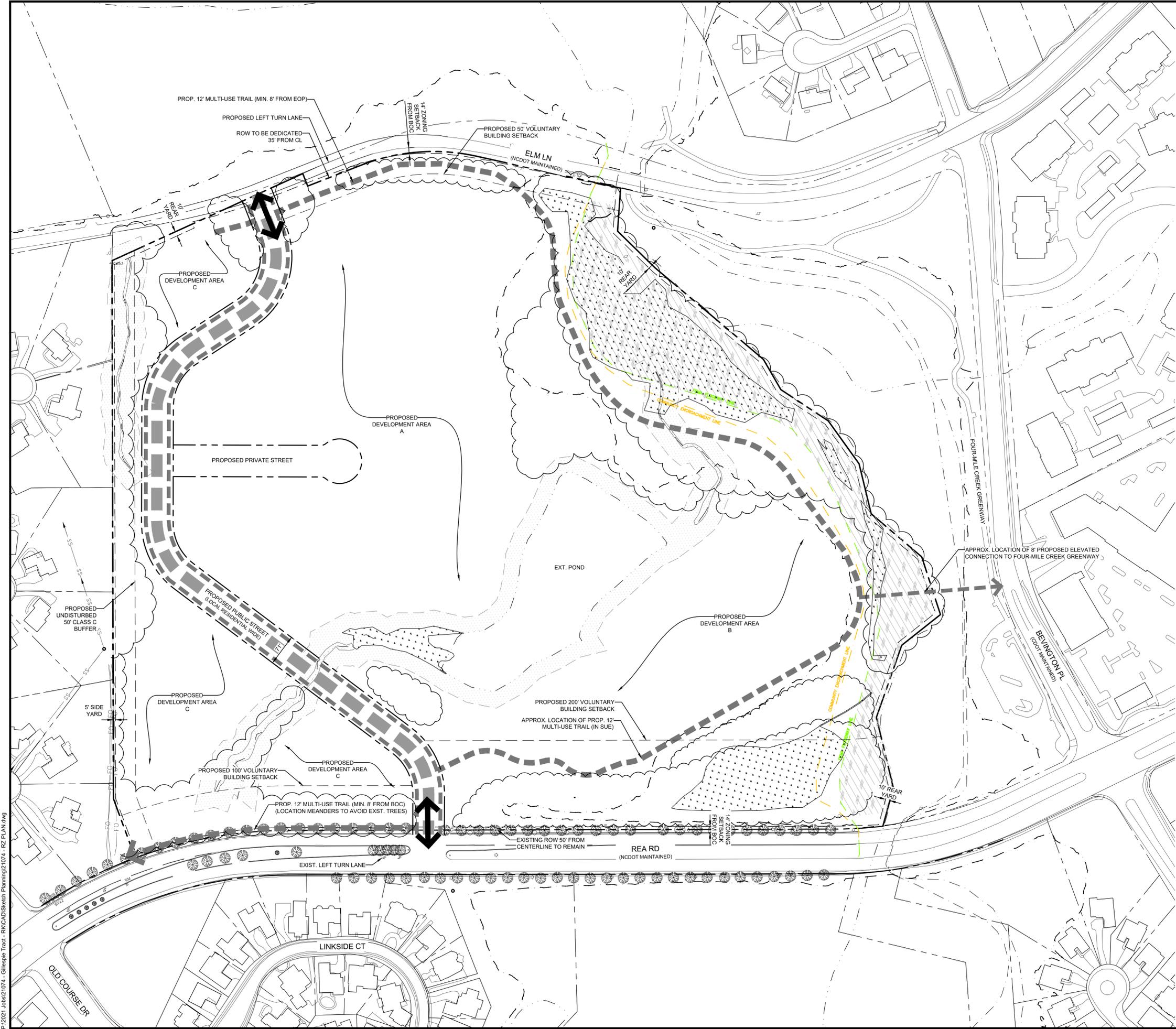
ADJOINING PROPERTY OWNER

A MECKLENBURG COUNTY DB 0606, PG 64 600 4TH ST 11TH FLOOR CHARLOTTE NC 28202 TAX PARCEL ID: 223-322-01 EXISTING USE: SINGLE FAMILY RESIDENTIAL - AC ZONED: R-15(CD)	J YASSAMAN LOUISE BAHAM DB 3697, PG 502 600 4TH ST 11TH FLOOR CHARLOTTE NC 28277 TAX PARCEL ID: 225-403-05 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-20MF
B MECKLENBURG COUNTY DB 0606, PG 67 600 4TH ST 11TH FLOOR CHARLOTTE NC 28202 TAX PARCEL ID: 225-021-08 EXISTING USE: SINGLE FAMILY RESIDENTIAL - AC ZONED: R-15(CD) & NS	K PRO REALTY & DEVELOPMENT, LLC DB 0664, PG 680 302 AVONHIRE PL CHARLOTTE NC 28210 TAX PARCEL ID: 225-403-31 EXISTING USE: SINGLE FAMILY RESIDENTIAL - COMMON ZONED: R-20MF
C JACK & BARBARA CLARK DB 3860, PG 05 5640 FAIRWAY VIEW DR CHARLOTTE NC 28277 TAX PARCEL ID: 225-495-37 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-20MF	L ETHAN & KRISTIN PIERCE FAMILY TRUSTS DB 3298, PG 347 600 PINEBROOK DR CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-02 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
D MECKLENBURG COUNTY, PARKS AND REC DEPT. DB 0902, PG 130 700N TRYON ST CHARLOTTE NC 28202 TAX PARCEL ID: 225-495-96 EXISTING USE: SINGLE FAMILY RESIDENTIAL - AC ZONED: R-15(CD)	M CHARLES & KATHERINE PENDERGRAFT DB 29021, PG 325 600 PINEBROOK DR CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-03 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
E CLUBCORP NV VI, LLC DB 2917L, PG 179 PO BOX 2859 SAN ANTONIO, TX 78269 TAX PARCEL ID: 225-031-06 EXISTING USE: GOLF COURSE CLASS 1 - CHAMPIONSHIP ZONED: R-15(CD)	N GARY WAYTENA & M GAIL DB 0812, PG 037 600 TRYON CT CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-08 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
F PRO REALTY & DEVELOPMENT, LLC DB 0640, PG 680 302 AVONHIRE PL CHARLOTTE NC 28210 TAX PARCEL ID: 225-403-32 EXISTING USE: SINGLE FAMILY RESIDENTIAL - COMMON ZONED: R-20MF	O JEFFRE & ANDREA HIMES DB 0786, PG 513 600 TRYON CT CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-09 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
G 2018-3H BORROWER LP DB 32802, PG 114 1717 HAWK ST STE 2000 DALLAS, TX 75201 TAX PARCEL ID: 225-501-08 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-20MF	P KEVIN & ROBIN SMITH DB 3474, PG 491 600 GOLDEN RAIN CT CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-13 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
H RUSSELL GSR ALLIANCE DB 28667, PG 578 600 AVONHIRE PL CHARLOTTE NC 28277 TAX PARCEL ID: 225-403-07 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)	Q JOHN & GINA FITTS DB 25459, PG 591 600 GOLDEN RAIN CT CHARLOTTE NC 28277 TAX PARCEL ID: 225-501-14 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)
I HOA & BANG HOANG DB 35606, PG 432 600 AVONHIRE PL CHARLOTTE NC 28277 TAX PARCEL ID: 225-403-06 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-20MF	R MECKLENBURG COUNTY DB 0606, PG 541 600 4TH ST 11TH FLOOR CHARLOTTE NC 28202 TAX PARCEL ID: 225-021-03 EXISTING USE: SINGLE FAMILY RESIDENTIAL ZONED: R-15(CD)

REVISIONS:

No.	Date	By	Description





LEGEND:

	PROPERTY BOUNDARY
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	ROAD CENTERLINE
	EXISTING FENCE
	FEMA 100-YR FLOODPLAIN
	FEMA COMMUNITY ENCROACHMENT
	FEMA FLOODWAY
	POSSIBLE WETLANDS/STREAMS
	EXISTING BUILDING
	PROPOSED SITE ENTRY
	PROPOSED PUBLIC VEHICULAR CIRCULATION
	PROPOSED PUBLIC PEDESTRIAN CIRCULATION

TECHNICAL
 DATA SHEET

PETITION NO. RZP-2022-XXX

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: KRT

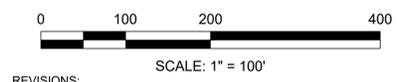
Date: 06/24/2022

Project Number: 21074

Sheet Number:

RZ-2

SHEET # 2 OF 4

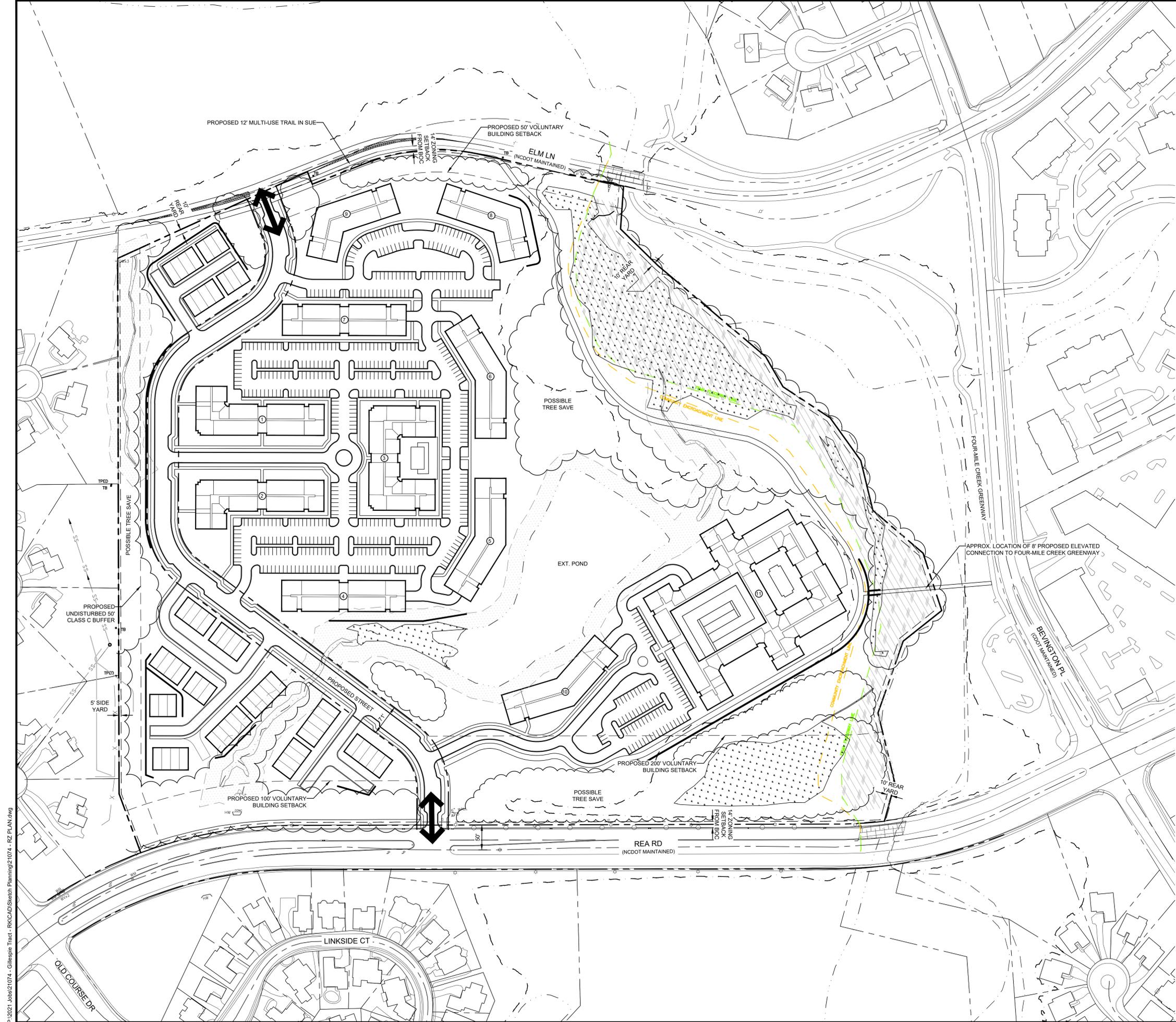


REVISIONS:

No.	Date	By	Description

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P:\2021 Jobs\21074 - Gillespie Tract - RZ\CAD\Sketch Planning\21074 - RZ PLAN.dwg

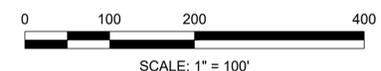


DEVELOPMENT DATA:

SITE AREA:	±53.07 ACRES
TAX PARCELS:	225-021-06, 225-021-05, 225-021-01
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	RURAL HOMESITE
PROPOSED USES:	MULTI-FAMILY, APARTMENTS, TOWNHOMES NURSING HOME, REST HOME, HOME FOR THE AGED, ASSISTED LIVING, ACTIVE ADULT RETIREMENT COMMUNITY
PROPOSED UNIT COUNT:	UP TO 1,100 UNITS
DENSITY PROPOSED:	20.7 DUA
MIN. FRONT SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
MIN. SIDE YARD REQUIRED:	5' ADJACENT TO SINGLE-FAMILY
MIN. REAR YARD REQUIRED:	10' ADJACENT TO SINGLE-FAMILY
BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
TREE SAVE REQUIRED:	346,759 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
PARKING REQUIRED:	1 MIN / 2 MAX SPACES PER UNIT
PARKING PROVIDED:	SHALL MEET OR EXCEED ORDINANCE STANDARDS
VESTING REQUIRED:	7 YEARS
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	EXISTING ASPHALT TO BE REMOVED
	ROAD CENTERLINE
	EXISTING FENCE
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	FEMA COMMUNITY ENCROACHMENT
	FEMA FLOODWAY
	POSSIBLE WETLANDS/STREAMS
	EXISTING BUILDING
	PROPOSED SITE ENTRY
	POSSIBLE TREESAVE



REVISIONS:

No.	Date	By	Description

REZONING SITE PLAN

PETITION NO. RZP-2022-XXX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: KRT

Date: 06/24/2022

Project Number: 21074

Sheet Number:

RZ-3

Development Data Table:

Site Area: +/- 53.07 acres
Tax Parcels: 225-021-06, 225-021-05 and 225-021-01
Existing Zoning: R-3
Proposed Zoning: UR-2 (CD)
Proposed Uses: See the Development Standards
Maximum Density: Up to 1,100 units (20.7 dwelling units per acre)
Maximum Building Height: See the Development Standards
Parking: Shall meet or exceed Ordinance standards
Vesting Requested: 7 years

1. GENERAL PROVISIONS

- A. **Site.** These Development Standards, the Existing Conditions Plan, the Technical Data Sheet and the Rezoning Site Plan and other graphics set forth on **Sheets RZ-1 through RZ-4** form the rezoning plan (collectively referred to as the "**Rezoning Plan**") associated with the Rezoning Petition filed by RK Investments Charlotte, LLC (the "**Petitioner**") for an approximately 53.07 acre site located between Rea Road and Elm Lane, just south of Bevington Place, (hereinafter referred to as the "**Site**"). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 225-021-06, 225-021-05 and 225-021-01.
- B. **Zoning District/Ordinance.** The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "**Ordinance**"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- C. **Graphics and Alterations.** The schematic depictions of the uses, sidewalks, driveways, streets, development area boundaries and other development matters and site elements (collectively the "**Development/Site Elements**") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (1) Do not materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.

- D. **Development Areas.** For entitlement purposes, the Site is divided into three development areas that are designated on the Rezoning Plan as Development Area A, Development Area B and Development Area C.
- E. **Unified Development.** The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundaries of the Site.
- F. **Vested Rights.** Pursuant to Section 1.110 of the Ordinance and Section 160D-108 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of seven years as a multi-phased development plan. The seven year vesting period shall commence at the time that the first site approval is granted for the initial phase of the development.
- G. **Amendments.** Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PHASING.

- A. Petitioner reserves the right to develop the Site in one or more phases.

3. PERMITTED USES

- A. Development Area A and Development Area B
 - (1) Subject to the limitation set out below in paragraph 3.A.(2), Development Area A and Development Area B may only be developed with multi-family dwelling units, active adult communities and nursing homes, rest homes and homes for the aged, single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
 - (2) A total maximum of 1,000 dwelling units may be developed on combined Development Area A and Development Area B.
- B. Development Area C
 - (1) Development Area C may only be developed with a maximum of 100 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Affordable Housing
 - (1) A minimum of 10% of the multi-family dwelling units that are actually constructed on the Site on Development Area A and Development Area B for which certificates of occupancy have been issued shall maintain monthly rents that are income restricted to households earning 80% or less of the area median income for a period of not less than 10 years.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the placement and configuration of the vehicular access points may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required by the Charlotte Department of Transportation ("**CDOT**") and/or the North Carolina Department of Transportation ("**NCDDOT**").
- B. As depicted on the Rezoning Plan, the Site will be served by an internal public street and internal private streets and/or alleys, and the alignments and locations of the internal public street and internal private streets and/or alleys may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

5. ARCHITECTURAL STANDARDS

- A. The maximum height of any building located on Development Area A shall be 75 feet as measured under the Ordinance.
- B. The maximum height of any building located on Development Area B shall be 75 feet as measured under the Ordinance.
- C. The maximum height of any building located on Development Area C shall be 49 feet as measured under the Ordinance.
- D. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, doors, garage doors, railings, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
- E. Pitched roofs on buildings less than five stories in height, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- F. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels facing public streets, including but not limited to doors, windows, awnings, material, or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the twenty (20) foot expanses.
- G. To provide privacy, all residential entrances within fifteen (15) feet of the public sidewalk must be either raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.
- H. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- I. Streetscape treatment will be a unifying element throughout the Site through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.
- J. Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.
- K. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces, and any adjacent residential uses with materials complimentary to the principal structure.

6. STREETScape/LANDSCAPING

- A. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along that portion of the Site's frontage on Rea Road that is located south of the intersection of the internal public street and Rea Road and is more particularly depicted on Sheet RZ-2 of the Rezoning Plan. This 12 foot wide multi-use path may meander to preserve existing trees. Any portions of this 12 foot wide multi-use path that are not located in public right of way shall be located in a sidewalk utility easement.
- B. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along that portion of the Site's frontage on Elm Lane that is more particularly depicted on Sheet RZ-2 of the Rezoning Plan. This 12 foot wide multi-use path may meander to preserve existing trees. Any portions of this 12 foot wide multi-use path that are not located in public right of way shall be located in a sidewalk utility easement.
- C. In lieu of the installation of an 8 foot wide planting strip and a 12 foot wide multi-use path along portions of the Site's frontages on Rea Road and Elm Lane, Petitioner shall install a 12 foot wide multi-use path within the Site that will traverse the Site from the new internal public street to Elm Lane as generally depicted on Sheet RZ-2 of the Rezoning Plan. This 12 foot wide multi-use path shall be located in a sidewalk utility easement. This 12 foot wide multi-use path shall be installed prior to the issuance of a certificate of occupancy for the 300th multi-family dwelling unit constructed on the Site.
- D. An 8 foot wide planting strip and an 8 foot wide sidewalk shall be installed along both sides of the internal public street to be constructed on the Site.
- E. A minimum 50 foot wide landscape area shall be established along the southern boundary of the Site as depicted on the Rezoning Plan, and this 50 foot wide landscape area shall, at a minimum the tree requirements of a Class C buffer. This 50 foot wide landscape area shall remain undisturbed except that the planting of supplemental trees shall be permitted within this 50 foot wide landscape area.

7. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
- B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.

8. OPEN SPACE/AMENITIES

- A. Amenities for the residents shall be provided on the Site and shall include, at a minimum, a swimming pool, a clubhouse, a dog park, trails, benches and a lake.
- B. Petitioner shall install an 8 foot wide elevated pedestrian connection from the Site to the adjacent Four Mile Creek Greenway in the general location depicted on Sheet RZ-2 of the Rezoning Plan. The actual location of this 8 foot wide elevated pedestrian connection shall be determined during the permitting process. This 8 foot wide elevated pedestrian connection shall be located in a sidewalk utility easement and it shall be installed prior to the issuance of a certificate of occupancy for the 300th multi-family dwelling unit constructed on the Site.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SUTHERLAND
9621 ELM LANE
CHARLOTTE, NC 28277
RK INVESTMENTS CHARLOTTE, LLC

DEVELOPMENT STANDARDS

PETITION NO. RZP-2022-XXX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: KRT

Date: 06/24/2022

Project Number: 21074

Sheet Number:

RZ-4

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